FREE ELECTRICITY THING OF THE PAST

Building Managers Decide to Charge Tenants for All Current Supplied -Precedent Established

Floor on Broadway.

Issuea.

The directors of the company, after consideration of many sites, selected 261 Broadway on account of the large space available on one floor, and its central location opposite City Hall Park. The lease, which covers a period of several years, was negotiated by Edmond J. Loughran representing the Morris Plan Company, with the leasee, represented by E. A. Tredwell.

MUNDY HOMESTEAD SOLD.

REALTY CO. IN NEW HOME.

The Markwin Realty Corporation has

the Fifth Avenue Building, at 200 Fifth

SOUTHAMPTON RENTALS.

The New York Building Managers Association, at a meeting last week at the Park Avenue Hotel, decided by unanimous vote to insert in all future leases a clause which will provide that the toront shall not for actual electrons. a clause which will provide that the tenant shall pay for actual electric current consumed. This action means that the custom of furnishing free electric current for lighta fans, dictaphenes, addressographs, adding machines, &c., will be abolished, and that meters will be installed to measure the current, or, if local wiring conditions make the installation of meters impracticable, a month-

installed to measure the current, or, if local wiring conditions make the installation of meters impracticable, a monthly charge will be made on some other equitable basis.

The members of the association claim they have been compelled to take this action as a result of the failure of tenants generally to assist in the conservation of fuel needed for war purposes. Numberiess instances were cited of the flagrant abuse of free light. It was said that tonants have failed to realize that it takes coal to generate electricity, and that the United States Fuel Administration insists on greater conservation of fuel than is now being practised in order that the war programme may be carried out.

The members in New York effice buildings may lock forward to being called upon in the near future to pay for electric current. It was explained that this step would yield no profit to owners, but it would compel consumers to economize by cutting off all unnecsary light.

The special meter committee has definite information that 30,000 meters can be obtained upon inquiry at the association headquarters.

TAKE LARGER QUARTERS. Morris Plan. Co. Rents Whol

that the war programme may be carried out.

The special meter committee of the New York Building Managers Association, consisting of Clarence T. Coley, Lee T. Smith and J. Clydeedale Cushman, appointed to investigate the advisability and feasibility of metering electricity in office buildings or of otherwise making an equitable flat rate charge for current consumed made an exhaustive study of the situation. Not being content to enter into such a drastic step without first having a thorough knowledge of the way the matter is handled in other cities, the committee sent a questionnaire to members of the National Association of Building Owners and Managers in every large city in the United States and Canada. Mr. Cushman, who made the report for the committee, said "the inquiries were confined to ten members in the largest cities. The number of questionnaires sent out numbered 280, and 129 replies were received. The re-The Morris Plan Company of New York has leased the entire second floor at 251 Broadway, corner of Warren street, from the estate of Millard F. Smith and will move its main office from the Equitable Building. The new quarters have been undergoing extensive alterations and will be thoroughly equipped to handle promptly the company's large volume of business including subscriptions and instalment payments of the several Liberty Loan issues. and 139 replies were received. The re-sults were most gratifying to the com-mittee and showed that in the majority

mittee and showed that in the majority of cities electric current is now being charged for. In all instances throughout the country, with but a single exception, the opinion prevails that electric current should be/charged for instead of being included in the rent.

"Incidentally, building managers it throughout the country are anxiously awaiting the result of the action to be taken by New York," he continued, "whose example will be emulated in the smaller cities where temerity to take the step has heretofore existed." He added that "an analysis of the replies insticates that the Atlantic and Pacific emaboard cities and cities in the South comboard cities and cities in the South are now including light in the rent, whereas the middle Western cities, those are now including light in the rent, whereas the middle Western cities, those in the Mississippi Valley and even further West, cities of the Northern States and cities of the northeastern Atlantic seabourd are charging extra for electricity. Of the 139 replies received skty-seven members report they are charging extra for light and sixty-two say they include it in the rental price. Ten other members reported that the nature of property they handle makes it inapplicable. The charges for current were found to run as high as 18 cents a k, w. h., but the usual charge was found to be either 3 or 10 cents a k w. h. A condensed analysis of twenty-one of the large cities taken at random shows that thirty-five members include light in the rent and forty-six charge extra for it."

Mr. Cushman also submitted data affecting these principal cities showing that where tenants were charged individually for current consumed there was 50 per cent. less current used than in cities where the light was included in the rent.

Specific Recommendations.

By the decision of the association to ing for an extra charge for electric cur-rent the principal recommendation of the committee was accepted. The details in-cidental to the main object, such as charging for lamps, standard form of lighting clause, &c. will be settled at the meeting in November. The recommenda-tions of the special meter committee follow: Electric current in all New York build-

ings should be charged to the tenant instead of including it in the rent.

Recommend the installation of meters for the most equitable method of measuring current.

For those who do not wish to install meters at this time, advise that they make provision in all future leases for cancellation of free electric current clause upon the option of the landlord.

All charges for current should be made

All charges for current should be made at local lighting companies' general rate. No minimum charge should be made for meter rental. Landlord to pay for meters, installation and maintenance.

Tenants to pay for lamps at local lighting companies' regular rates for original installation and renewals. Lamps to become the property of the tenant.

No allowance to be made for current used when offices are being cleaned or used when offices are being cleaned or

Where it is impracticable to install a where it is impracticable to install a meter due to the expense of wiring difficulties a flat charge for watt installation should be made for light and other electrical equipment. The committee advises that a charge of 1 cent per watt per month be made where five hours per day is the average use, at 7 cents per

k. w. h.
One of the suggested methods of charge where individual meters cannot be advantageously installed is to meter a group of offices under one meter and

The Clause Defined.

Advise the universal adoption of the following clause for all future leases:

"The landlord agrees to supply electric current to the equipment of incandescent lamps installed in said demised premises and also the lamps, and to renew said famps from time to time when necessary. The tenant agrees to use such electric furreal during the term of this lease and in consideration therefor pay to the landlord an additional rent equal in amount to the cost of the lamps to the landlord and the value of the electric sufferit used. The amount of current used to be determined by a meter to be current used. The amount of current was to be determined by a meter to be provided by the isadiord. The value of the current used shall be determined by the price then charged by public lighting companies in said city for a similar amount of current. The meter shall be read from time to time and the charge for the current found to have been used shall be added to and paid with the next month's rent. No change shall be made in the equipment or type, size or number of lamps or other appliances connected therewith, nor shall the current be used except for such equipment nor other electrical services introduced or permitted in connection with date equipment without the landlord's boncent in writing.

The londlord reserves the neither of the parts of the

ine equipment without the landlord's Brooklyn, to Louis Hertzberg.

J. Arthur Fischer has leased the particle landlord reserves the privilege of lor floor at 57 West Thirty-ninth street stopping the service of the steam, elevator or electric light systems at such Sixth avenue to F. S. Baker. vator or electric light systems at such times as may be necessary by reason of accident, repairs, alterations or improvements desirable or necessary to be made, until such time as said repairs aligns, to make the said for the Gedney Farm Company a house on Ridgeway avenue, Gedney Servicing due diligence is unable to Farm, White Plains, to Mrs. Alice B. Bell.

LARGE CONCERNS LEAST DESIRABLE

May Be Forced to Build Own Homes or Buy Structure to Gain Admission.

Users of large office/ space are be

sidered designble by the owners and managers of office buildings. The time is coming when the objection to large concerns will be so great that they will be forced to buy buildings in order to gain admission to them or else build etructures for their own use. The objection is not that the concern will not pay its rental promptly, but that large space subdivided will bring more, and that the maintenance and operation of the building is less costly and troublesome. A working force of \$60 employed by a firm on the top floor of a building if dismissed at the same hour will cripple the elevator service of a building, except a very large one, for ten or fifteen minutes. In the meantime service cannot be given to other tenants and complaints follow. Such complaints have a bad effect on the rental possibilities of the structure, which of course is fell by the owner. Large cierical forces usually are destructive, and careless and the control. managers of office buildings. The time It was announced at the meeting that the Equitable Corporation has already installed meters in the Equitable build-ing. With this precedent and the action just taken, tenants in New York effice

concern is located is high compared to other floors of the building.

Building management, which is now a science, has figured out the value of every class of tenantry and the conclusion is that greatest financial return is secured from a building rented entirely to small tenants.

An example is cited by the manager of one of the fine new buildings in the Forty-second street section. The People's Gas building is one of the largest structures in Chicago and finest office buildings in Chicago. There happened to be a floor of 21,000 square feet vacant in that building a few years ago and one of the great packing concerns wanted it. The head of the concern offered \$20,000 a year for the space on a ten years lease.

"Sorry," said the building manager, "but we can't let you have the floor. It is our plan te subdivide the space."

The packing man went over the head of the building manager and sidd the building manager and of the building manager and sidd the subdiving manager subdiving manager subdiving manager sub

It is our pian to subdivide the space."

The packing man went over the head of the building manager and told the owners of the building that he had offered \$300,000 for a ten years lease of space and it was refused. The building manager told his employers that he was right when he refused to lease the entire space to one tenant and enumerated reasons for his decision. The owners told him that they thought he was wrong, but since it was his job that they would not interfere.

The manager vindicated his stand by renting the space for \$44,000 a year.

The Realty Trust has sold for the Aleo Building, with garage, at 2022 brick dwelling, with garage, at 2022

renting the space for \$44,000 a year. His elevator service was not crippled three times a day by the avalanche of packing company clerks and his marbie halls and tollet rooms were not marred by careless and wilful clerks. The packing company secured space in another building and the ewner of the structure.

The Meister Builders have sold 1727 Bath avenue, a two story brick dwelling with store, to Oscar Hoffner.

SELLS RIDGEWOOD, N. J., HOUSE, S. S. Walstrum-Gordon & Forman

trades. He never fears a great slump in rents through the removal of a con-cern because small space is much easier rented than large space.

BIG SUITE FOR STEEL MAN. J. F. MacEnulty, vice-president of the

PHILADELPHIAN RENTS HERE.

brick dwelling, with garage, at 2022 Sixtieth street to Samuel Shapse. The Meister Builders have sold 1727

Alfred E. Schermerhorn has leased dwellings at Southampton, L. L. for the session of 1919 to Mrs. W. Scott Cam-eron, William H. Barnum, Cornelius Distinctive Homes at Gedney Farm One Reason for Section's Popularity



ACTIVITY AT FREEPORT. Many Dwellings and Plot Sale

Are Reported. The John J. Randall Company have

Dangler of New York; on the west side of Miller avenue south of Atlantic avenue, to Arnold Gleisberg of New York; at the corner of South Side avenue and portsmen's avenue, to Dorothy Allen of Brooklyn; on the north side of Morris street, west of South Bay avenue, to Mrs. Marie Laroque of New York; on the north side of Morris street, east of Bay View avenue, to Mrs. Bertha Dorman of New York, and on the east side of Miller avenue, south of Cedar street, to Mrs. Anna Thrail of New York.

The same firm also sold the waterfront plot 160x160 on the west side of Randail Bay, south of the clubhouse, to the South Shore Yacht Club; also the plot 192x160 on the east side of St. Marks avenue, south of Cedar street, to Grace M. Weyant, and the plot 80x 100 on the west side of Long Beach avenue, north of Kings street, to Charles B. Middleton of Freeport. street, west of South Bay avenue, to

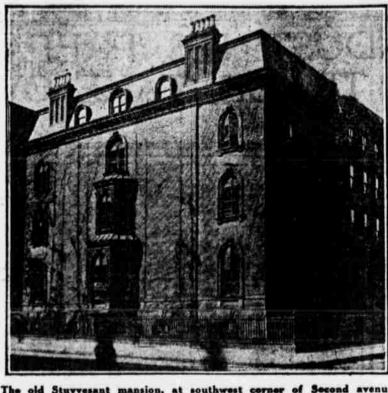
NEWARK PACTORY DEAL.

Nathan Schwarts has bought from the General Leather Company the property located at 210-212 Central avenue, Newark, having a frontage of forty-two feet on Central avenue and running through to Bleecker street, a depth of approximately 187 feet, where the property has a frontage of about \$4 feet. On the Central avenue end is a three story brick building, and on Bleecker street a one story building. The vacant portion of the property, about sixty feet on Bleecker street, will be improved by a one story structure. Felst & Feist a one story structure. Feist & Feist were the brokers.

A. G. COLE SELLS HIS FARM.

Buffalo Chair Works-Buffalo, N. Y.

Commercialism Claims Two Historic Buildings



and Fifteenth street, which is to be converted for trade use.

ing his manor house."

Gov. Stuyvesant, who died in 1682, was buried in the chapel, which was known as the "Two Mile Meeting House." Gov. Stayvesant, who died in 1633, name of "St. Marks in the Bouwerie."

George Howe has sold for A. G. Cole his farm at Farmers Mills, near Carmel, N. Y., to Henry Degan of this city. The chapel was bituated two miles from the centre of the city. The chapel was property consists of 279 acres, with large farm house and extensive group of farm buildings.

Gov. Stayvesant, who died in 1633, name of "St. Marks in the Bouwerie."

The Stuyvesant family, of which the present seller of 246 East Pifteenth the centre of the city. The chapel was part in the social, business and public affairs of New York and New Yersey.

Stuyvesant, a descendant of the Govbulldings.

avenue and Tenth street, "adjoin-his manor house."

Trinity for a church was accepted. A church was built in 1795-99 and bore the ov. Stnyvesant, who died in 1682, name of "St. Marks in the Bouwerie."

furd Stuyvesant was named Stuyvesant Rutherfurd, but by will of his mothers great-uncle. Peter Gerard Stuyvesant property was left him on condition that he change his family name. This he did by act of Legislature in 1863 by transposing the appellation. Rutherfurd Stuyvesant had a country home at Traquillity, N. J., where he died. His city home was the property just sold.

The square is bordered by historis buildings. On the west is Sr. George Episcopal Church, built in 1845, and the Sriends' Meeting House and Seminary. On the east side is the New York infirmary for Women and Children, which was chartered in 1885.

The property recently sold is a four

was chartered in 1865.

The property recently sold is a four story dwelling on a lot fronting 43 feet on Fifteenth street and 103 feet on Second avenue. It was held at \$100,008.

Mrs. Rutherfurd Stuyvesant was the

BUYS EIGHTH AVE. PLAT. Theodore Ortmann has sold the four story store and tenement, on lot 20259, ac 862 Eighth avenue, for Louis Roiston

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baths, tennis court.
Elizabethan House, 12 rooms,
3 baths, garage
Attractive house, 11 rooms, 4
baths, billiard room, double

struction, fine view, 1 rooms, 3 baths, Solarium.

Attractive residence, centrally located, 11 rooms, 3 baths, large solarium; garage Hillside residence, 11 rooms, 3 baths; garage, Mountainside residence, 13 rooms, 3 baths; solarium, billiard room; large garage NOTICE-It you are a stranger our advice is to RENT for a year or two BEFORE BUYING.

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ters.

819,000—On beautiful South Side; most exclusive location; charming brick Colonia; residence; centre hall, extra large living room, duling room, butlery, tiled kitchen, bedrooms, a tiled baths, immense sleeping purch large paint room; interior woodwork cold ivory; double out floors; every appointment known to modern construction. These are some of the fluest houses to be found in New Jersey.

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LONG ISLAND REAL ESTATE FOR SALE FOR SALE-Duich MANOR

HOME OF HARVEY W. FARM, WHITE PLAINS, JUST SOLD to A.S. FEDDE

owner. Large cierical forces usually are destructive and careless and the cost of maintenance on the floor where a large concern is located is high compared to other floors of the building.

The estate of J. G. Mundy has sold the old homestead on a plot 50x142 feet at 93 and 95 Lincoln Park, through to Pennsylvania avenue, Newark. Erected on the plot is a four story brownstone residence which was, up to the time of Mr. Mundy's death, the home of the Mundy family for forty years. The new owner, who is from out of town, will remodel the interior and spend about \$15.000 for improvements. Feist & Feist were the brokers. The same brokers also sold the thirteen room dwelling at 124 Orchard street, Newark, on a plot 60x200 feet, through to Camp Alley, for 69x203 feet, through to Camp Alley, for Mra. Carrie Dawson to Charles Blaedner. The buyer will erect a tweive car garage on the rear of the property. building and the ewner of the structure, regrels that he let the concern in. His rental is regular, but the income from the other parts of the building has been feduced as a result of the poor elevator service at the most important hours of the day. The building expert who told of the Chicago incident is apposed to big concerns as tenants. There is not a large concern in the building which he manages and the result is that it is a greater financial success than if every floor housed a leoneern employing large office staff. He also is able to operate his building at a much lower cost than if it was the headquarters of leaders in various expiration of the present lease.

RENTS NEW SERVICE BUILDING The Roman-Caliman Company has leased to the Walker Vehicle Company of Chicago the building now in course of construction on Jackson avenue and Sixth street, Long Island City, for use as a New York service station. The Walker Vehicle Company have recently walker Vehicle Company have recently taken over the business of the General Vehicle Company, whose former plant in Long Island City is now operated by the

Washington place and to Fitzhugh Simon at 133 West Twelfth street.

Bronx Factory-Willow Ave. Block front bet. 132d & 133d Sts. A plot of ground 210x100, improved with a 2 story brick mill constructed building 60x210; in excellent condition; containing 25,000 SQUARE FEET, LARGE FIRE. PROOF SHED, PARTLY ROOFED; electric light and steam heat; LARGE ELEVATOR; EXCELLENT NATURAL LIGHT; sood labor market. PLANT PARTICULARLY ADAPTED FOR HEAVY WORK.

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